



Community Development Department

RENAISSANCE ZONE AUTHORITY MEETING AGENDA July 13, 2017

David J. Blackstead Meeting Room 4:00 p.m. City-County Office Building

Item No.

Page No.

MINUTES

1. Consider approval of the minutes of the June 8, 2017 meeting of the Renaissance Zone Authority.
2. Consider approval of the minutes of the June 28, 2017 special meeting of the Renaissance Zone Authority.

REGULAR AGENDA

The following items are requests for Renaissance Zone, CORE Incentive Program, and/or Downtown Design Review approval.

3. **PUBLIC HEARING: 701 Roots, LLC Rehabilitation | 201 West Main Avenue**
Renaissance Zone and Downtown Design Review 16
Staff recommendation: approve/table ☐ approve ☐ continue ☐ table ☐ deny
4. **PUBLIC HEARING: Active Life Chiropractic Lease | 201 West Main Avenue**
Renaissance Zone..... 16
Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
5. **Mahalia Mees Mural | 117 North 4th Street**
Downtown Design Review 27
Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
6. **Andrea Birst Mural | 409 North 4th Street**
Downtown Design Review 31
Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny
7. **Elbow Room Sign | 501 East Main Avenue**



Downtown Design Review 35

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny

8. Capital Gallery Sign | 109 North 4th Street

Downtown Design Review 39

Staff recommendation: approve ☐ approve ☐ continue ☐ table ☐ deny

OTHER BUSINESS

9. Update on Renaissance Zone Extension Request.

10. Closeout of CORE Incentive Grant Program

11. Update from Downtowners Association

ADJOURNMENT

12. Adjourn. The next regular meeting date is scheduled for **August 10, 2017.**

Enclosures: *Renaissance Zone Project Status Spreadsheet*

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
JUNE 8, 2017**

The Bismarck Renaissance Zone Authority met on June 8, 2017 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were, Jim Christianson, Joe Fink, Chuck Huber, George Keiser and Chairman Walth.

Authority members Josh Askvig and Todd Van Orman were absent.

Technical Advisor Steph Smith was present while Bruce Whittey was absent.

Staff members present were Brady Blaskowski (Building Official), Sandra Bogaczyk (Office Assistant), Carl Hokenstad (Director of Community Development), Will Hutchings (Planner), Brenda Johnson (Senior Real Property Appraiser) and Kim Lee (Planning Manager).

Guests present were Kate Herzog and Madison Cermak (Downtowners Association), Mark Ruhland (Property Owner), Less and Pat Neff (Property Owners), Kathleen Jones (Burleigh County Commissioner), Marty Lee (Noodlezip), Scott Bina (Mann Signs), Ann Farrell (Trustee; Herman Eggers Revocable Living Trust), Cole Johnson (EAPC Architects), Eileen Walsh (Dakota West Arts Council), Andrea Birst (Glance Salon) and Mahalia Mees (Artist).

CALL TO ORDER

Chairman Walth called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the May 11, 2017 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Huber and seconded by Mr. Fink to approve the minutes of the May 11, 2017 meeting. The motion passed unanimously with members Christianson, Fink, Huber, Keiser and Chairman Walth voting in favor.

RENAISSANCE ZONE PROJECTS

100 WEST BROADWAY AVENUE, SUITE 302 – PRIMARY RESIDENTIAL CONDO

Ms. Lee stated that the applicants are purchasing a condo within a previously approved and completed Renaissance Zone project (Project 80-B) and confirmed that the condo will be their primary residence. Ms. Lee continued that in addition to a property tax exemption, an

individual taxpayer who purchases or rehabilitates a single-family residential property for the individual's primary place of residence as a Renaissance Zone project is exempt from a portion of personal income tax liability for five taxable years beginning with the date of occupancy or completion of rehabilitation.

Based on findings contained in the staff report, staff recommended approval of the request.

Mr. Fink asked for clarification of ownership. Mr. Ruhland stated that they would gain possession in two to three weeks.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

Mr. Christianson asked how many condominiums within Broadway Centre the Authority has approved. Ms. Lee stated that this would be the seventh.

Mr. Fink emphasized the importance of the owner to attend the City Commission meeting if approved.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Keiser to approve the designation of the purchase of a primary residence in the building at 100 West Broadway Avenue, Unit 302, as a Renaissance Zone project, with a 100% property tax exemption on the value of the condominium and an exemption of up to \$10,000 from personal state income tax for five taxable years beginning with the date of occupancy. The motion passed unanimously with members Christianson, Fink, Huber, Keiser and Chairman Walth voting in favor.

100 WEST BROADWAY AVENUE, SUITE 320 – PRIMARY RESIDENTIAL CONDO

Ms. Lee stated that the applicants have purchased a condo within a previously approved and completed Renaissance Zone project (Project 80-B) and confirmed that the condo will be their primary residence. Ms. Lee continued that in addition to the traditional property tax exemption, an individual taxpayer who purchases or rehabilitates a single-family residential property for the individual's primary place of residence as a Renaissance Zone project is exempt from up to \$10,000 of personal income tax liability for five taxable years beginning with the date of occupancy or completion of rehabilitation.

Based on findings contained in the staff report, staff recommended approval of the request.

Ms. Lee stated that this would be the eighth condominium within Broadway Centre where a primary residential designation be created.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to approve the designation of the purchase of a primary residence in the building at 100 West Broadway Avenue, Unit 320, as a Renaissance Zone project, with a 100% property tax exemption on the value of the condominium and an exemption of up to \$10,000 from personal state income tax for five taxable years beginning with the date of occupancy. The motion passed unanimously with members Christianson, Fink, Huber, Keiser and Chairman Walth voting in favor.

CORE INCENTIVE GRANT PROGRAM

122 NORTH MANDAN STREET – TECHNICAL ASSISTANCE BANK

Ms. Lee stated that Tana Trotter is requesting funding from the CORE Technical Assistance Bank for a 75% match for architectural services up to a maximum of \$2,475 for the remodel of an existing retail space into a fitness facility.

Ms. Lee stated that Proximal 50 opened a fitness facility in 2016 on West Divide Avenue and intends to lease the space previously occupied by a lighting company for a second facility. The estimated completion date for improvements is December, 2017.

Ms. Lee stated that the designs of the remodel have not been produced yet, but the applicant intends to update the exterior with new windows, signage, and paint. The interior would be updated with new flooring, lighting, and paint, along with the addition of two locker rooms. The property owner, represented by trustee Ann Farrell, has signed this application and consented to the request. The design work is expected to begin in July upon Commission approval of the Technical Assistance Bank project. A request for Downtown Design Review approval, and possibly a CORE Façade Incentive Grant or Renaissance Zone project, would be presented to the Renaissance Zone Authority in the future. Ms. Lee explained that unlike the Façade Incentive Grant, the Technical Assistance Bank can be combined with a Renaissance Zone application.

Ms. Lee stated that the property is listed as a contributing structure of the Downtown Bismarck Historic District on the national register. Built in 1929, the building original functioned as a garage and salesroom for International Harvester equipment. An excerpt from the Historical Architectural Inventory and Evaluation of Downtown Bismarck was included in the packet.

Ms. Lee added that a Technical Assistance Bank grant of \$2,475 was awarded on this property in 2012 to Laughing Sun Brewing Company, LLC for a feasibility study to evaluate a possible relocation. The applicant conducted the study but opted to not relocate the business. Program

guidelines do not allow another Technical Assistance Bank grant on any property within two years, but this window has lapsed and the property is again eligible for this program.

Ms. Lee stated that based on findings contained in the staff report, staff recommended approval of the request for a grant from the Technical Assistance Bank Program for a 75% match for services up to \$2,475 for the building at 122 North Mandan Street.

Ms. Smith asked if there is access to the previous structural assessment. Ms. Lee said yes.

Mr. Johnson stated that existing leaded windows are in good condition, although they would most likely insulate them. The east side window would need to be replaced but at this time, most likely, will not be part of the project due to budget constraints.

Mr. Christianson asked if they will occupy the entire building. Mr. Johnson stated that they will have a locker room, fitness equipment and offices using the entire space.

Ms. Lee stated that the applicant will return for Downtown Design Review when the remodel designs are drafted.

Mr. Johnson stated that Tana is considering also requesting a CORE Façade Improvement Grant. Ms. Lee stated that the building would be eligible for two façade grants due to its multiple frontage.

Chairman Walth opened the public hearing.

There being no comments, Chairman Walth closed the public hearing.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to approve the request for a grant from the CORE Technical Assistance Bank Program for a 75% match for architectural services up to \$2,475 at 122 North Mandan Street. The motion passed unanimously with members Christianson, Fink, Huber, Keiser and Chairman Walth voting in favor.

DOWNTOWN DESIGN REVIEW

408 EAST MAIN AVENUE –WALL SIGNS

Ms. Lee stated that the applicant is requesting downtown design review approval of a sign installed on the south façade of 408 Main Avenue for the Noodlezip restaurant. The restaurant is scheduled to open in early July and has been approved as a lease Renaissance Zone project.

Ms. Lee stated that the sign was installed in early May, but was not compliant with the downtown sign ordinance and did not receive a sign permit or downtown design review

approval. The applicant has contracted with Mann Signs to bring the sign into compliance and has filed for a sign permit.

Ms. Lee continued that the sign will meet all requirements of the downtown sign ordinance for wall signs after one-inch raised letters are installed on the face of the sign. The applicant also intends to install a raised logo to match the lettering.

Ms. Lee stated that based on findings contained in the staff report, staff recommended approval of the proposed sign design as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation for the building at 408 East Main Avenue.

Chairman Walth called for Authority members to vote whether they approve the staff recommendation to approve the proposed sign design as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation for the building at 408 East Main Avenue. The motion passed unanimously with members Christianson, Fink, Huber, Keiser and Chairman Walth voting in favor.

OTHER BUSINESS

PROPOSED AMENDMENTS TO DOWNTOWN SIGN ORDINANCE

Chairman Walth stated in the previous meeting that he preferred only hearing questions and comments about the Downtown Sign Ordinance until all Authority members could be present. Authority members continued to discuss the proposed draft amendments and vote.

Chairman Walth confirmed that staff has reached out to the arts community. Authority members were asked to review the downtown sign ordinance amendment to revise or approve as presented.

Mr. Huber asked for clarification of the allowable sign square footage.

Ms. Lee clarified that the signage was based on the linear square footage of a building frontage, but the placement would not be absolutely determined by the ordinance. Rather, signage style would be determined by owners, not to exceed the total square footage allowed. Ms. Lee clarified that the latest draft proposal based signage square footage on 2.5 square feet of sign area for every 1 linear foot of the frontage on a street. For lots with multiple street frontages, the maximum area of a sign or signs along a secondary street frontage is one square feet of sign area for every one linear foot of the frontage on a street.

Mr. Huber asked if the signage was contingent upon a building linear footage or a property linear footage in the case of a property perhaps having a parking area.

Ms. Lee stated that it has not been discussed but that most city ordinances rely on the building itself.

Chairman Walth stated that it being an excellent point which must be stated in the revised ordinance.

Mr. Blaskowski stated that to his knowledge signage is based on buildings, not property lines. Ms. Lee stated that the ordinance will clarify a distinction between building and property frontage.

Mr. Huber asked if the Authority is making any distinction between signage for buildings versus tenant or business signs. Ms. Lee stated that there is no distinction.

Mr. Christianson asked if there was feedback from sign companies regarding the signage revisions. Mr. Blaskowski stated that last Renaissance meeting addressed this concern. Mr. Bina restated that he did not see any issues and thought it was a good proposal and again thanked the Authority for including businesses in the process.

Mr. Fink and Chairman Walth brought attention to the added segment about public art found in item thirteen. Chairman Walth stated that he thought the wording was effective and covered many concerns. Ms. Herzog stated that the Downtowners spoke with the AARC building ownership while she thought Mr. Nairn spoke with Eileen Walsh

Mr. Christianson asked about the alleyway adjacent to 6th street, a right of way and asked if an area facing 6th but in a way part of the alley was in fact part of the alley, or part of the right of way. Chairman Walth stated that the Authority should not create exceptions to the right of way ordinance prohibiting public art simply because the wall is set back from the street.

Ms. Lee confirmed that staff is recommending the revisions to Title 4 and if passed it would go on to the City Commission meeting on July 11, 2017.

Chairman Walth emphasized that he would like to see wording clarifying the use of building frontage rather than property frontage for signage calculations. Mr. Blaskowski stated that he and Mr. Nairn will discuss the current ordinance which states that the allowable cumulative sign area for all signs on any lot is based on the length of street frontage on the public right-of-way and revise it.

Mr. Fink stated that in item 13, article d the wording should emphasize that since the building is the concern, rather than the art, that artwork should be affixed without damaging the building rather than being removed without doing damage. Ms. Lee stated that staff would change the wording to include that concern.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Keiser to forward a recommendation of approval of the ordinance text amendment as adjusted to the Board of City Commissioners. The motion passed unanimously with

members Christianson, Fink, Huber, Keiser and Chairman Walth voting in favor.

STAFF REPORT ON VERIFICATION OF PRIMARY RESIDENCY

Ms. Lee stated that in regards to monitoring or declaring whether or not someone benefitting from Renaissance Zone funding is residing in a specified Renaissance Zone project as an established primary resident, that staff proposes two means for ensuring that the program is used for its intended purpose.

First, each February, staff will review the tax record mailing address, the voting registration address, and the address for water bills of each of the properties enrolled in the primary residential program. Because P.O. boxes may be used or there may be a lag time in changing records, there is no way to conclude from any one of these sources whether the unit is owner-occupied or not. However, staff will contact the property owner for further verification if more than one record shows a different address.

With assistance from the Burleigh County Auditor, staff has confirmed that all of the current recipients appear to occupy the Renaissance Zone home. Although two properties show a different mailing address for tax records, both of these properties show voter registration and the water billing address as the Renaissance Zone property.

Secondly, staff will include text in the final Renaissance Zone approval letter informing the applicant that they have the responsibility of notifying the City if they are no longer occupying the home. While this is already the case, by state rule, the letter could serve as a reminder.

There is no evidence that any recipients have fraudulently posed as primary residential occupants during the 15-year history of the Renaissance Zone program in Bismarck. These safeguards are merely being put in place to ensure that program rules continue to be followed.

Mr. Keiser asked if the Authority has an amount of time written into the application requiring residency to be established. Mr. Christianson and Ms. Lee reminded Authority members that the requirement would be from the state, written into the Century Code. Ms. Lee recalled that she believes it was dependent upon where you are filing your state taxes and voting but will clarify for next meeting.

Mr. Fink reminded Authority members that Mr. Askvig had, in a previous meeting, stated that different levels of government require different credentials and that the Renaissance Zone Authority might be best served by creating its own document. Ms. Lee stated that clarification will be made at the next meeting, collaborating with Fargo's Renaissance Zone documents.

Mr. Fink stated that it might be in everyone's best interest to simply put the onus on the owner in having them sign a document stating their primary residence. Ms. Lee reminded Authority

members that owners already have the responsibility of notifying the City if they are no longer occupying the home.

SUMMARY FROM JUNE 7 BISMARCK-MANDAN DEVELOPMENT ASSOCIATION MEETING ON RENAISSANCE ZONE

The meeting organized by the Bismarck-Mandan Development Association on June 7th was created to provide information to the community about the Renaissance Zone. It was well-attended. Only elected officials had the ability to speak, but there was a large public attendance. Rikki Roehrich, the Renaissance Zone Program Administrator for the State of North Dakota was in attendance and provided an overview of the program from a statewide perspective. She highlighted activities from several towns across the state. City staff then reported on a brief history of the program, commenting on data about jobs created and the amount of investment.

County Commissioner Jones stated that she thought it was an excellent presentation and she emphasized that TIF and Renaissance Zone are two separate matters and thought that was well-addressed in the meeting, although many in the public still think they are one in the same issue. Mr. Christianson stated that it was a long-overdue presentation.

Mr. Keiser commented that there was a lot more conversation and resistance over TIF than the Renaissance Zone. He also mentioned that many see the two issues as one. He also confirmed that if the Renaissance Zone were to be killed that it is gone forever. He mentioned that there seemed to be a consensus that the TIF adjustment values were not adequate. There was also the comment that they felt the Mayor and city staff should have appeared in person rather than sending a letter.

Mr. Keiser then stated that 80% of the people who live in Bismarck pay 80% of the taxes and that the City residents do not have enough say in the County decisions. He felt that basically 20% of residents have 100% control over decisions made which affect 80% of the population without any representation. City residents pay for County roads, but County residents do not pay for City roads. Mr. Keiser emphasized that every business owner has the ability to take advantage of Renaissance Zone funding but many times chooses to create a new building outside of the downtown to take advantage of more parking. It is a business decision but everyone has an equal right to make those decisions.

Mr. Christianson stated that the Mayor made an important comment about businesses, that there are 58 Renaissance Zones in North Dakota, including Mandan, and Bismarck is in competition with all those places to open new and unique businesses. He thought that did not seem fair to Bismarck to be the only municipality without a Renaissance Zone.

Ms. Lee also stated that many think that business owners are not making investments in their own business downtown when they receive Renaissance Zone project status. She stated further that the meeting seemed to quell that misinformation.

Mr. Keiser mentioned that the TIF fund went through some changes. Ms. Lee stated that they would from now on be project-specific and used solely for public infrastructure.

Ms. Lee stated that the next meeting is with the Park Board on June 15th and the School Board on June 26, 2017.

Mr. Fink asked if there are any known intentions of the business owners within the Renaissance Zone also writing letters of support. Ms. Lee stated that it might be beneficial. Mr. Hokenstad stated that he thought Mr. Nairn has called businesses. Mr. Fink stated that the real world numbers which businesses have seen in property value improvements speak louder than the support from government entities.

Mr. Christianson asked who will be presenting the program extension at various meetings. Ms. Lee stated that she will be presenting for the Park Board, Mr. Nairn will present for the others, but many staff members will be present at each.

UPDATE FROM DOWNTOWNERS ASSOCIATION

Ms. Herzog stated that she spoke with AARC to see if there is any desire to apply for a CORE Technical Assistance grant to help remove the siding from the Seeds of Hope building. Historical pictures have been collected in order to see what is underneath the siding. It is a brick structure but it is not known how the siding is attached. She stated that the objective is to continue renovating the rest of the block and that a conversation with Mr. Nairn is expected when he gets back from vacation.

Ms. Herzog stated that there will be an information session for members on June 22, 2017 from 8:30p.m. to 9:30 p.m. at BNC Bank regarding the one-way conversion to two-way in the Chancellor Square area for its implementation in mid-July.

Ms. Herzog stated that a few more boutiques will be opening this summer. Many owners are looking for 2500 square foot or less shop areas. She continued that there needs to be a stronger effort in getting professional services into 2nd story spaces so that more retail shops can fill in the store fronts and generate sales tax.

Ms. Herzog expressed the Downtown Business Association's desire to see the Renaissance Zone programs continue for the benefit of business owners and the well-being of the downtown.

She continued to remark that she is working with a developer interested in creating housing.

Ms. Herzog also added that affordable housing was an important discussion at the Mayor's Livability Summit, since land prices and infrastructure come at high prices which do not allow for more affordable projects, unless some incentive is present. The Renaissance Zone is another tool that developers may use.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:57 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Curt Walth
Chairman

DRAFT

**BISMARCK RENAISSANCE ZONE AUTHORITY
SPECIAL MEETING MINUTES
JUNE 28, 2017**

The Bismarck Renaissance Zone Authority met on June 28, 2017 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Vice Chairman Huber presided.

Authority members present were Jim Christianson, George Keiser, Tod Van Orman, Vice Chairman Huber and Chairman Walth joined at 1:10 p.m. Josh Askvig and Joe Fink participated via teleconference.

Technical Advisor Bruce Whittey was present while Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Carl Hokenstad (Director of Community Development), Will Hutchings (Planner), Kim Lee (Planning Manager), Daniel Nairn (Planner), Andrew Stromme (Planning Intern), and Jason Tomanek (Assistant Administrator),

Guests present were Kate Herzog and Madison Cermak (Downtowners Association), Nathan Schneider (BMDA), Jessica Holdman (Bismarck Tribune), and Malique Rankin (KX News).

CALL TO ORDER

Vice Chairman Huber called the meeting to order at 1:02 p.m.

RENAISSANCE ZONE PROJECTS

REVIEW OF AMENDMENTS TO RENAISSANCE ZONE DEVELOPMENT PLAN

Mr. Nairn stated that the purpose of the special meeting is to formally apply to the North Dakota Department of Commerce – Division of Community Services for an extension of the City of Bismarck's Renaissance Zone program.

Mr. Nairn reviewed that the City of Bismarck requested a 5-year extension of the Renaissance Zone program on April 20, 2016. The Department of Commerce granted only a 15-month extension at that time, which is set to expire on July 31, 2017. Mr. Nairn reminded Authority members that, for the program to continue, the Renaissance Zone Authority and City Commission must request another extension, and letters of support are required from the Burleigh County Commission and the Bismarck Public Schools Board. The City has already obtained a letter of support from the Bismarck Parks and Recreation District.

Mr. Nairn stated that the request for an extension is made in the form of an amendment to the Renaissance Zone Development Plan and that staff is recommending a request of an extension of up to 5 years, to allow flexibility for a shorter extension if the full 5-years is not supported by all political subdivisions.

Staff is also recommending, according to Mr. Nairn, a one block expansion of the Renaissance Zone boundaries to include the area between Main Avenue and the railroad tracks west of North 1st Street, to Washington Street, based on project interest from this area and the fact that it is a logical extension within the DC – Downtown Core zoning district. Mr. Nairn explained that this is essentially a correction of block boundaries from what was originally included in the Renaissance Zone.

Mr. Nairn stated that if Authority members approve the amendments, a public hearing with the City Commission will be called for July 11. Additionally, the City will request letters of support from the Burleigh County Commission on July 5 and the Bismarck Public Schools Board on July 10. The intent is to submit the request to the State by July 14.

Vice Chairman Huber asked why the Authority does not ask for the full 5-year extension. Mr. Nairn stated that they can request that to be changed, but that staff suggested it to allow for some flexibility in negotiating the extension, in case the full 5-year request is not supported by other political subdivisions. Mr. Nairn stated that this may not be needed now that the City has voted to end the downtown TIF district.

Mr. Van Orman asked if a 1-year extension were granted then what would the process be for requesting an additional extension. Mr. Nairn stated that all documentation of support must again be acquired at the end of that year.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to revise the amendment of the Renaissance Zone Development Plan to request a full 5-year extension. The motion passed unanimously with members Askvig, Christianson, Fink, Keiser, Van Orman, Chairman Walth and Vice Chairman Huber voting in favor.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Christianson to recommend approval of the Renaissance Zone Development Plan, as revised, to the City Commission on July 11, 2017. The motion passed unanimously with members Askvig, Christianson, Fink, Huber, Keiser, Van Orman and Chairman Walth voting in favor.

ADJOURNMENT

There being no further business, Vice Chairman Huber adjourned the meeting of the Bismarck Renaissance Zone Authority at 1:15 p.m.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

Chuck Huber
Vice Chairman

DRAFT



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 3-4

July 13, 2017

Application for: Renaissance Zone
Renaissance Zone
Downtown Design Review

TRAKiT Project ID: RZ2017-009

TRAKiT Project ID: RZ2017-010

Project Summary

<i>Title:</i>	Active Life Chiropractic Building
<i>Project Type:</i>	Rehabilitation Lease
<i>Status:</i>	Renaissance Zone Authority
<i>Applicant(s)</i>	Doug and Sara Ness, 701 Roots LLC and Active Life Chiropractic, PC
<i>Owner(s):</i>	701 Roots, LLC
<i>Project Description:</i>	Rehabilitate a former tire store into a chiropractic clinic, massage, gym, and rental space of additional tenants, and lease a 6,000 square foot portion of the building.



<i>Street Address:</i>	201/215 West Main Avenue
<i>Legal Description:</i>	Lots 1 and 2 of Auditor's Lot A, Block 28, Original Plat
<i>RZ Block #</i>	1D (pending)

Project Information

<i>Parcel Size (square feet):</i>	21,494	<i>Building Floor Area (square feet):</i>	15,347 total (6,000 lease)	<i>Certificate of Good Standing:</i>	Pending
<i>Assessed Building Value:</i>	\$827,600	<i>Proposed Investment:</i>	\$600,000	<i>Estimated Value with Investment:</i>	\$1,650,000
<i>Estimated 2016 Property Taxes:</i>	\$10,617	<i>Estimated Property Tax Benefit:</i>	\$48,345	<i>Estimated Income Tax Benefit:</i>	\$64,985 (701 Roots, LLC and Active Life Chiropractic combined)

Staff Analysis



Existing Conditions of Site

The applicant, 701 Roots, LLC, is requesting a rehabilitation Renaissance Zone designation, as well as downtown design review approval for a project located at 201/215 West Main Avenue. The applicant Active Life Chiropractic, PC is requesting the designation of a lease project within this building. Both entities are owned by Doug and Sara Ness.

The parcel currently contains both the structure formerly leased to Main Street Tire and the attached structure formerly leased to Junkyard Chic. The applicant intends to improve the structure for reuse as a chiropractic clinic, with space for massage and a gym. This rehabilitation applies to the northern and western portions of the building. Additional space within the building would be leased out to other tenants.

The total project costs for the improvements is estimated to be approximately \$600,000. The applicant for this rehabilitation project is 701 Roots, LLC, and Active Life Chiropractic is applying as a lease project. Future tenants of additional space could potentially apply as a separate lease project in the future.

Under the guidelines for a rehabilitation project, the applicant must invest at least 50% of the assessed building value and \$40 per square foot. With a current assessed building value of \$827,600, the required investment threshold would be \$413,800. The amount of investment per square foot varies depending on which area is measured. If this is calculated as the entire building square footage, this would be \$613,000. If this is calculated as only the portion of the building proposed to be rehabilitated with this project,

the required amount would be \$240,000. The Renaissance Zone guidelines give flexibility to the Renaissance Zone Authority on the \$40 per square foot threshold.

The portion of this block was omitted from the original boundaries of the Renaissance Zone, although it is within the DC – Downtown Core zoning district. The Renaissance Zone recommended adding this area to the Renaissance Zone during their June 28, 2017 Special Meeting, and the approval of this addition is pending with the City Commission and the North Dakota Department of Commerce. Any designation of this Renaissance Zone project will be conditional upon final approval of the expansion.

The property functions as an important gateway to the downtown from points west on Main Avenue. As such, the aesthetic improvement of this building and site can give a positive first impression for visitors entering the downtown and set a standard for future rehabilitation in this portion of the Renaissance Zone.

Documents detailing the proposed design are attached. The footprint of the building would not substantially change, other than the addition of an entryway vestibule. The building would remain one-story in height in its current location, set back from the front property line.

The materials proposed for the exterior siding are a corrugated metal siding, stone, and reclaimed barnwood. The Downtown Design Guidelines recommend materials that are high-quality and “relate to the existing material in texture, finish, scale, and other design elements or aspects to help tie the building into the composition of the neighborhood.”

It should be noted that the adjacent building on the same property is intended to remain brick on the front and treated cinderblock on the side. Many of the surrounding buildings are brick. Although the Downtown Design Guidelines certainly allow for creative expression and building individuality, the substitution of brick at least as an accent material would improve cohesiveness with the surroundings.

The Downtown Design Guideline call for a “distinguishable, easily identified entrance.” The

introduction of the vestibule greatly improves the prominence of the entrance and meets this criterion.

The parking area on the site is intended to remain the same, although the lot would be reconfigured to allow two rows of parking with 23 total off-street spaces. A 5-foot pedestrian walkway at grade with the parking area and a landscaping strip would be added to the north side of the building. It is unclear from the submitted site plan whether unobstructed pedestrian access will be available between West Main Avenue and the entrance. It is also unclear whether the pedestrian area against the building will be protected from parked vehicle encroachments. Pedestrian-friendly design is a priority of the Downtown Design Guidelines.

The existing curb cuts for the driveways into the site are excessively wide. The western entrance is approximately 50 feet in width and the eastern opening is approximately 33 feet. Standard widths for driveways to parking lots range from 24 to 30 feet. Replacement of the sidewalk areas in conjunction with this project could yield an additional 2 to 3 on-street parking spaces while improving pedestrian safety and comfort along the West Main Avenue sidewalk.

In the current design, additional landscaping would be provided along the north building edge. Staff also recommends landscaping improvements along the northern street edge of the property. Street trees, similar to those along the parking lot the west, could potentially fit in this location without impeding the operation of the parking lot. This would improve the site by visually breaking up the large swath of paved area, and providing shade and greenery to the users.

The Downtown Design Guidelines state, “reduce the visual impact of parking lots or parking ramps. Use vegetation or other elements to screen and enliven the space.”

The applicant intends to keep the south side of the building as is. Although this faces the railroad tracks, the side is still visible from Front Avenue. Adding windows and making other modifications to this side may result in difficulties with the railroad. At a minimum, the removal of the Main Street Tire sign and repainting to a compatible color are recommended. Repainting the

side of the eastern building from white would also improve cohesiveness of the design.

The applicant intends to include a wall sign, as well as a few logos on the building. The applicant may repurpose the existing pole sign, but that decision has not been made. Locations and designs of the signage should be provided prior to approval of downtown design review.

Required Findings of Fact

Renaissance Zone - Rehabilitation

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building.
3. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Renaissance Zone – Lease

1. The proposed project is consistent with the goals and objectives of the City's Renaissance Zone Development Plan.
2. The proposed exterior rehabilitation would be sufficient to eliminate any and all deteriorated conditions on the exterior of the building.
3. The proposed project meets the relevant minimum project eligibility criteria for the City of Bismarck Renaissance Zone program, as shown in the attached scoring sheet.

Downtown Design Review

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design does not completely conform to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the designation of 201 West Main Avenue as a Renaissance Zone rehabilitation project for 701 Roots, LLC for a five-year tax exemption, approval of a designation of 201 West Main Avenue as a lease project for Active Life Chiropractic, PC for a five-year tax exemption, and tabling the approval of Downtown Design Review until issues noted in this staff report are resolved.

Attachments

1. Renaissance Zone Criteria Scoring Sheet
2. Location Map
3. Rendering of Proposed Rehabilitation
4. Site Plan
5. Materials Sheet
6. Floor Plan for Active Life Chiropractic Tenant

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1854 | dnairn@bismarcknd.gov

Renaissance Zone Criteria Project Scoring Sheet

Title:	Active Life Chiropractic	Current Valuation:	\$956,600
Project Type:	Rehabilitation	Proposed Capital Investment:	\$600,000

Minimum Criteria for Proposals Involving a Rehabilitation:		Possible Points	Staff Rating
1	Proposal is in the City of Bismarck Renaissance Zone and not within a block that has been deemed completed.	10	10
2	The property or lease space has not received Renaissance Zone funding in the past for the project type proposed (however, a lease of space within a building rehabilitated through a previous Renaissance Zone project may be eligible).	10	10
3	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A3: Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year. B2: Identify unique businesses, events, and other attractions that may be feasible in the Zone.	20	20
4	Significant level of investment based on requirements for rehabilitation	20	15
Subtotal		60	55

Project Review Guidelines - Required:			
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	15	5
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	50
TOTAL		120	105

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal		20	0
TOTAL		140	105

Renaissance Zone Criteria Project Scoring Sheet

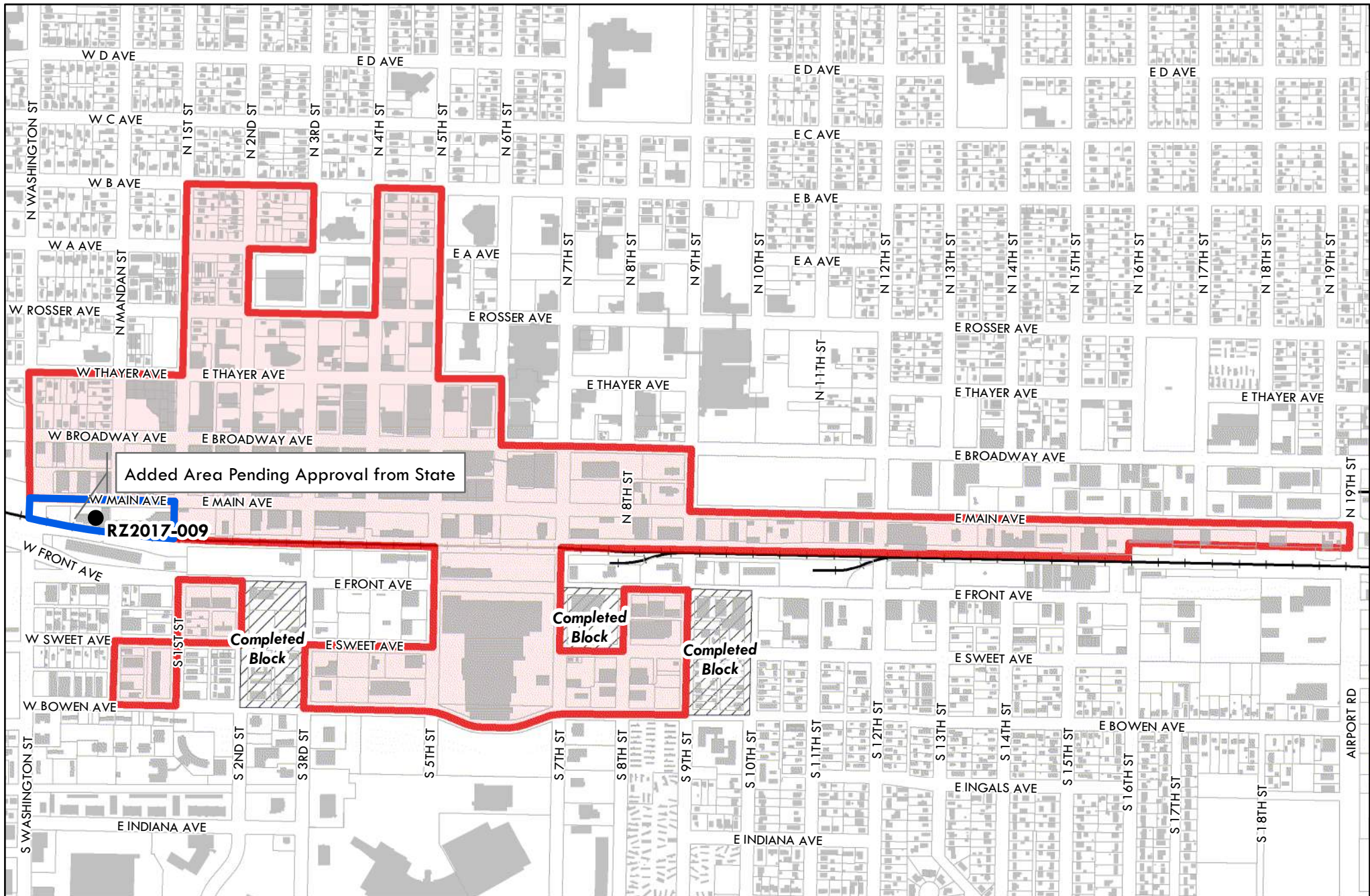
Title:	Active Life Chiropractic	Current Valuation:	\$956,600
Project Type:	Lease	Proposed Capital Investment:	N/A

Minimum Criteria for Proposals Involving a Lease:		Possible Points	Staff Rating
1	Proposal is in the City of Bismarck Renaissance Zone and not within a block that has been deemed completed.	10	10
2	The property or lease space has not received Renaissance Zone funding in the past for the project type proposed (however, a lease of space within a building rehabilitated through a previous Renaissance Zone project may be eligible).	10	10
3	Project consistent with the Renaissance Zone Development Plan, specifically: A1: Maintain the Zone as a mixed-use area accommodating a wide range of retail, governmental, service and residential functions. A3: Promote and advocate activities and programs that meet the needs of varied age, interest, and socioeconomic groups at all times of the day and night and throughout the year. B2: Identify unique businesses, events, and other attractions that may be feasible in the Zone.	20	20
4	Lease is within a previously approved Renaissance Zone project	20	20
Subtotal		60	60

Project Review Guidelines - Required:			
1	High Priority Land Use <ul style="list-style-type: none"> Primary sector business Active commercial, specialty retail and/or destination commercial Mixed use development Residential units, including single or multi-family units 	15	5
2	Capital Investment <ul style="list-style-type: none"> Consideration for level of capital investment (either by owner or lessee) 	15	15
3	Targeted Area <ul style="list-style-type: none"> Parcels that have been vacant or underutilized for an extended period Parcels specifically targeted for clearance 	15	15
4	Relocation (vs. New or Expanding Business) <ul style="list-style-type: none"> Relocation from within the downtown area (may not be eligible) Relocation from a community outside Bismarck area (may not be eligible) Maintaining existing business in the downtown area or expanding business 	15	15
Subtotal		60	50
TOTAL		120	110

Project Review Guidelines – Optional:			
1	Public Space/Design <ul style="list-style-type: none"> Incorporation of civic or public spaces Demonstrated commitment to strengthen pedestrian connections Attention to streetscape amenities and landscaping Attention to design and visual appearance 	10	0
2	Historic Preservation and Renovation <ul style="list-style-type: none"> Within the downtown historic district Contributing or non-contributing Historic preservation component 	10	0
Subtotal		20	0
TOTAL		140	110

Renaissance Zone Program - Project Location Map





ACTIVE LIFE CHIROPRACTIC - EXTERIOR RENDERING

Preliminary - Not for Construction

MAIN AVENUE

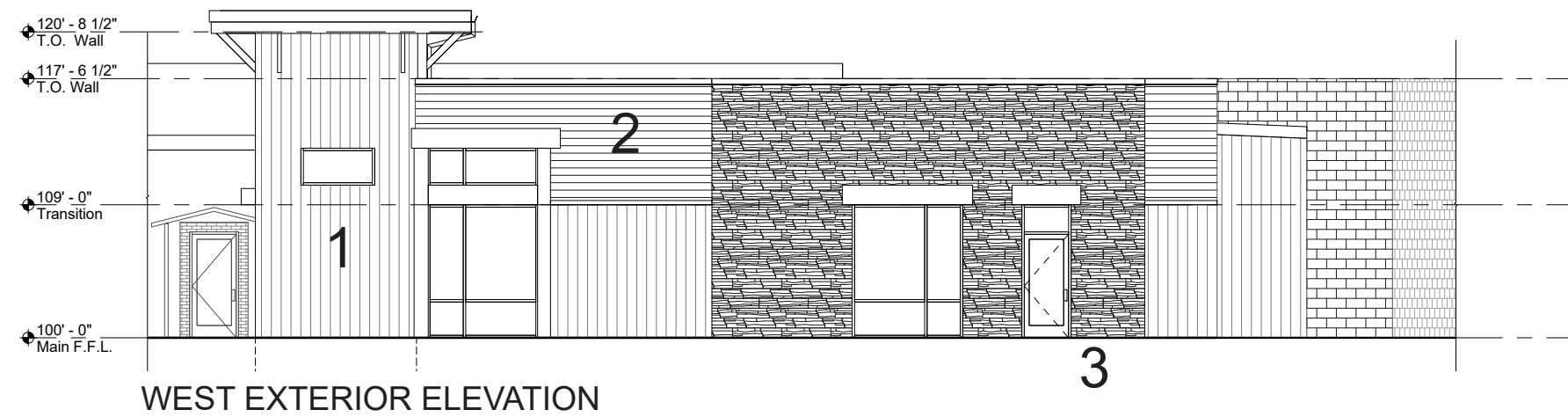
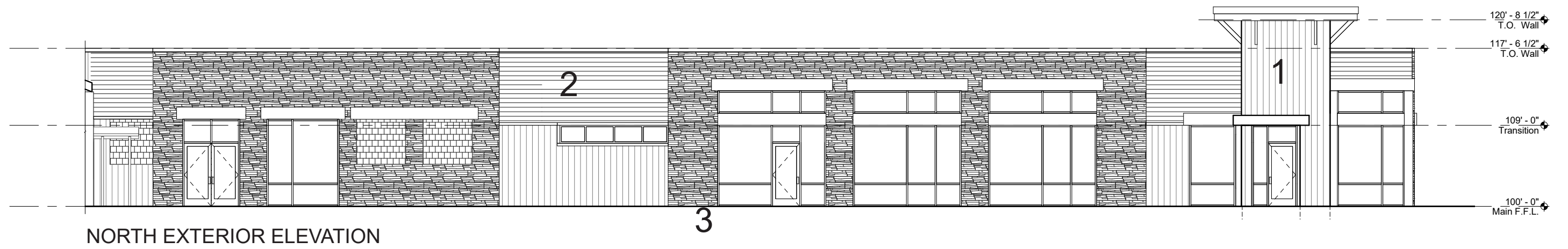
13

5 ft

5 ft

10 EXISTING

RAILROAD TRACKS



1. CORRUGATED METAL SIDING



2. RECLAIMED BARNWOOD SIDING



3. STONE

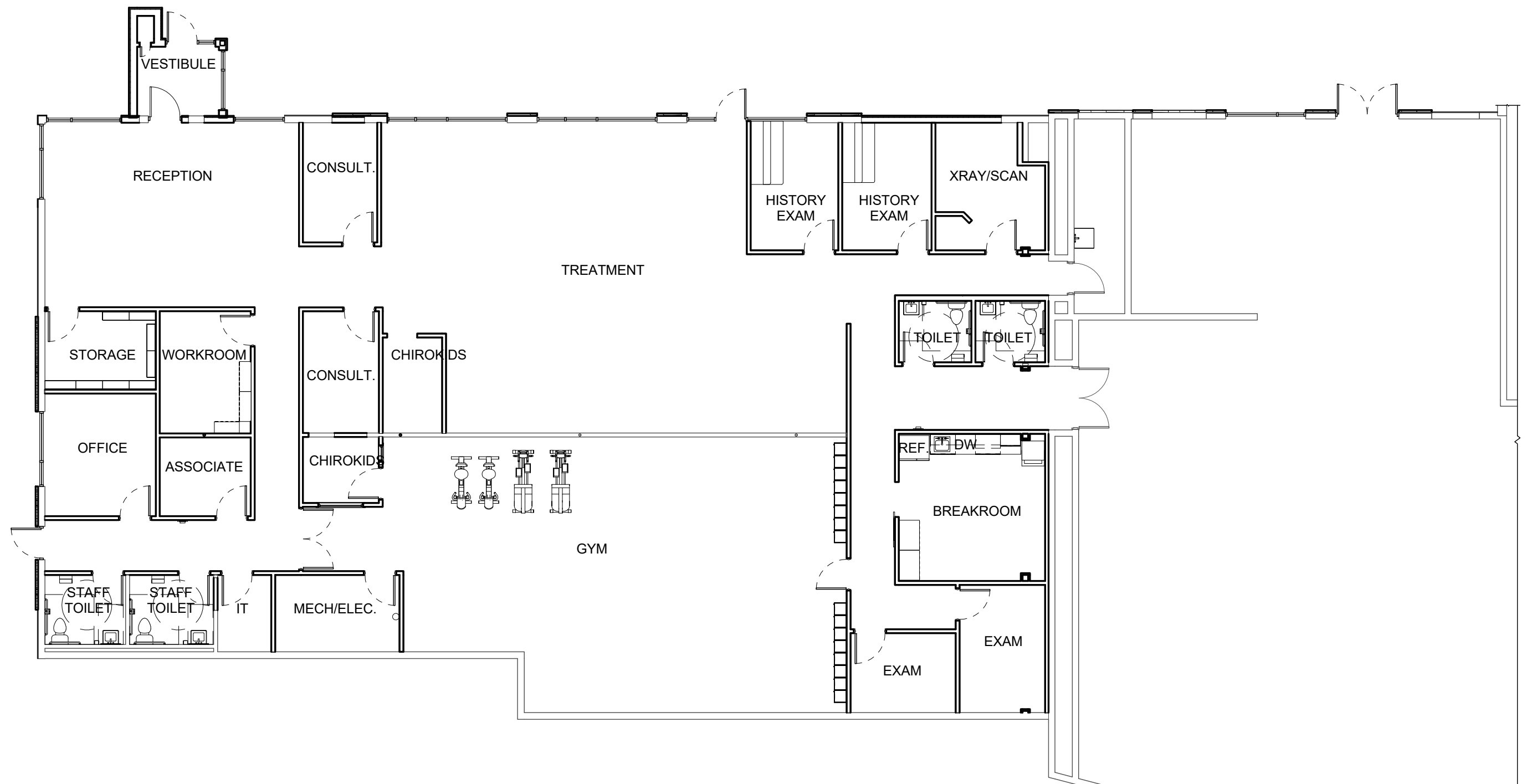


4. BLACK ANODIZED ALUMINUM STOREFRONT



5. GLAZING

ACTIVE LIFE CHIROPRACTIC - PROPOSED EXTERIOR MATERIALS



1 Active Life Chiropractic - Main Floor Plan
Scale: 3/32" = 1'-0"



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 5

July 13, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-006

Project Summary

Title:	Mahalia Mees Mural
Status:	Renaissance Zone Authority
Owner(s):	Scott Johnson
Project Contact:	Mahalia Mees
Location:	117 North 4 th Street
Request:	Paint a mural in the alley on the south side of Broadway Avenue, between North 4 th Street and North 5 th Street.



Staff Analysis



Alley proposed for mural installation

The applicant is requesting Downtown Design Review approval for a mural on the north side of the building at 117 North 4th Street, facing the alley between 4th and 5th Streets.

The artist, Mahalia Mees, has received a grant to create a mural and is also participating in the alley art project between North 5th and North 6th Streets. The theme of the art would be angel wings. Examples of the theme are attached.

This project was previously proposed for the front of the Seeds of Hope building on East Main Avenue during the May 11 Renaissance Zone Authority meeting. The Renaissance Zone Authority voted to continue discussion of the request, pending approval of a broader set of guidelines for public art.

The following public art guidelines were recommended for approval during the June 8 Renaissance Zone Authority meeting:

1. The public art is not installed on any side of a building directly adjacent to a public right-of-way, excluding alleys.
2. The public art not does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.
3. The public art is not installed on a vacant building or within a vacant lot, unless the property owner has filed a building permit with the intention of occupation or is otherwise actively in the process of improving the building or lot for the purpose of occupation.
4. The public art is not installed on any original façade of a building listed as a contributing structure of the downtown historic district, unless

(continued)

the art may be attached to a removable panel without damage to the underlying historic façade and the artwork meets all other downtown design review requirements pertaining to historic structures.

The proposed location clearly meets the first three conditions. The building proposed for the artwork, currently used as the Kittsona retail establishment, is listed as a contributing structure in the downtown historic district. However, given the fact that proposed location is already covered with graffiti, staff believes this would not be considered the “original façade” of the building and the artwork would be a substantial improvement over existing conditions.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design conforms to the purpose and intent of the 2015 Downtown Design

Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed design as presented in all submitted documents and materials, with the following conditions:

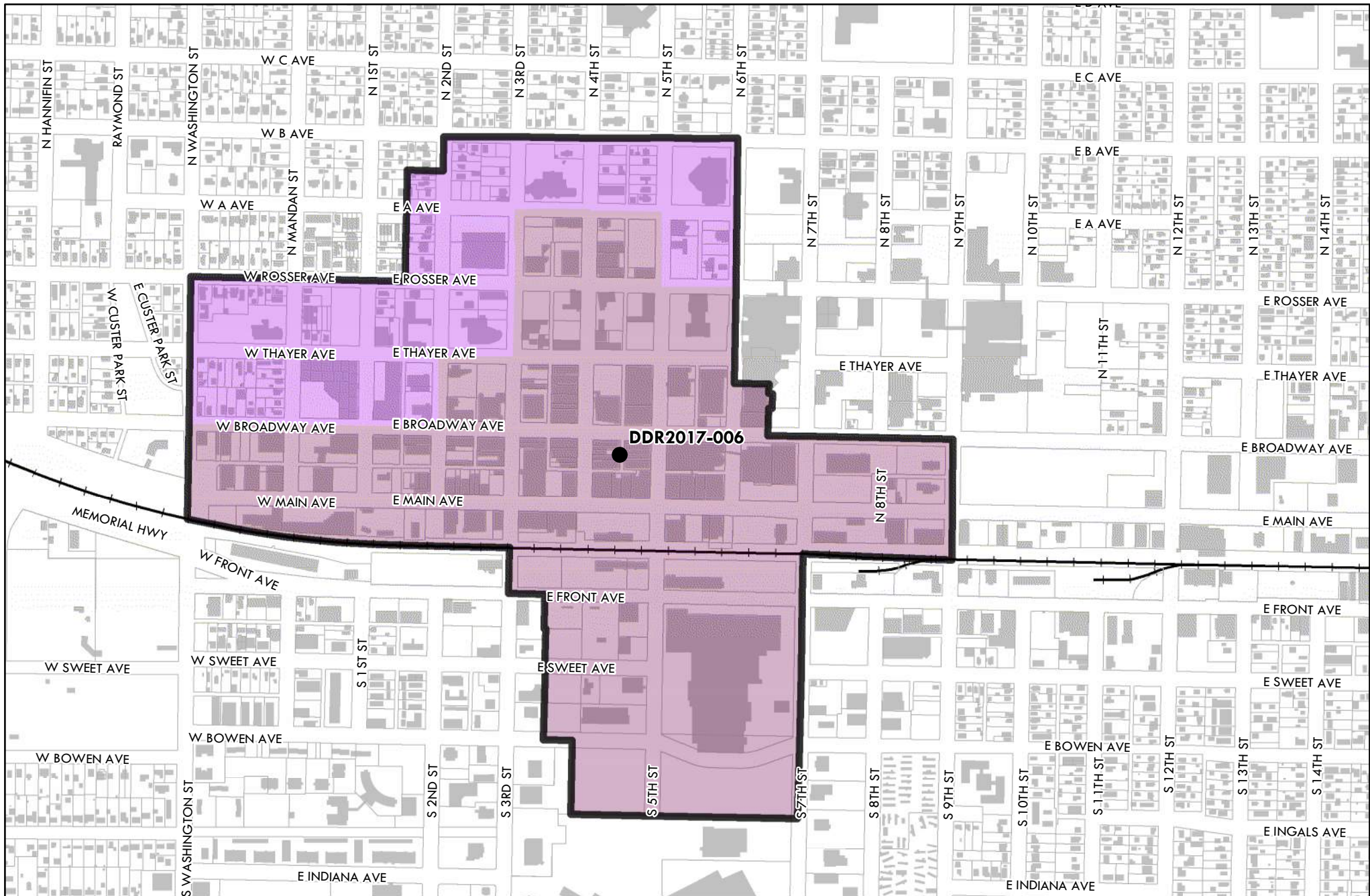
1. The property owner submits written consent to the project.
2. Any substantive revisions to the approved design or location must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Proposed Mural Design

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map







STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 6

July 13, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-007

Project Summary

Title:	Mural on 409 North 4 th Street
Status:	Renaissance Zone Authority
Owner(s):	Andrea Birst, Glance Spa and Salon
Project Contact:	Andrea Birst
Location:	409 North 4 th Street
Request:	Install a mural on the north façade of 407 North 4 th Street



Staff Analysis

The applicant is requesting Downtown Design Review approval for the installation of a mural on the north façade of 409 North 4th Street, the building currently occupied by Glance Spa and Salon. A prototype of the proposed painted artwork is attached.

This façade used to function as a common wall between this building and a building to the north. However, the adjacent building was demolished for use of the property as a surface parking area. The mural would face the parking lot on the adjoining property. By ordinance, any exposed walls are required to be treated. Preliminary treatments to the cinderblock exterior have been made, and the artwork is intended to be a final treatment.

During their June 8 meeting, Renaissance Zone Authority recommended approval of amendments to sign ordinance that included requirements for public art. This ordinance has not been adopted by the City Commission yet, but can still function as a guideline for downtown design review approval. The following criteria are used to evaluate public art:

1. The public art is not installed on any side of a building directly adjacent to a public right-of-way, excluding alleys.
2. The public art not does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or logo, trademark, or other commercial message.
3. The public art is not installed on a vacant building or within a vacant lot, unless the property owner has filed a building permit with the intention of occupation or is otherwise actively in the process of improving the building or lot for the purpose of occupation.
4. The public art is not installed on any original façade of a building listed as a contributing structure of the downtown historic district, unless the art may be attached to a removable panel without damage to the underlying historic façade and the artwork meets all other downtown design review requirements pertaining to historic structures.

This request meets all four of the guidelines. The artwork would not directly face a public right of way, the message is of a non-commercial nature, the building

is occupied, and the building is not within the downtown historic district.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

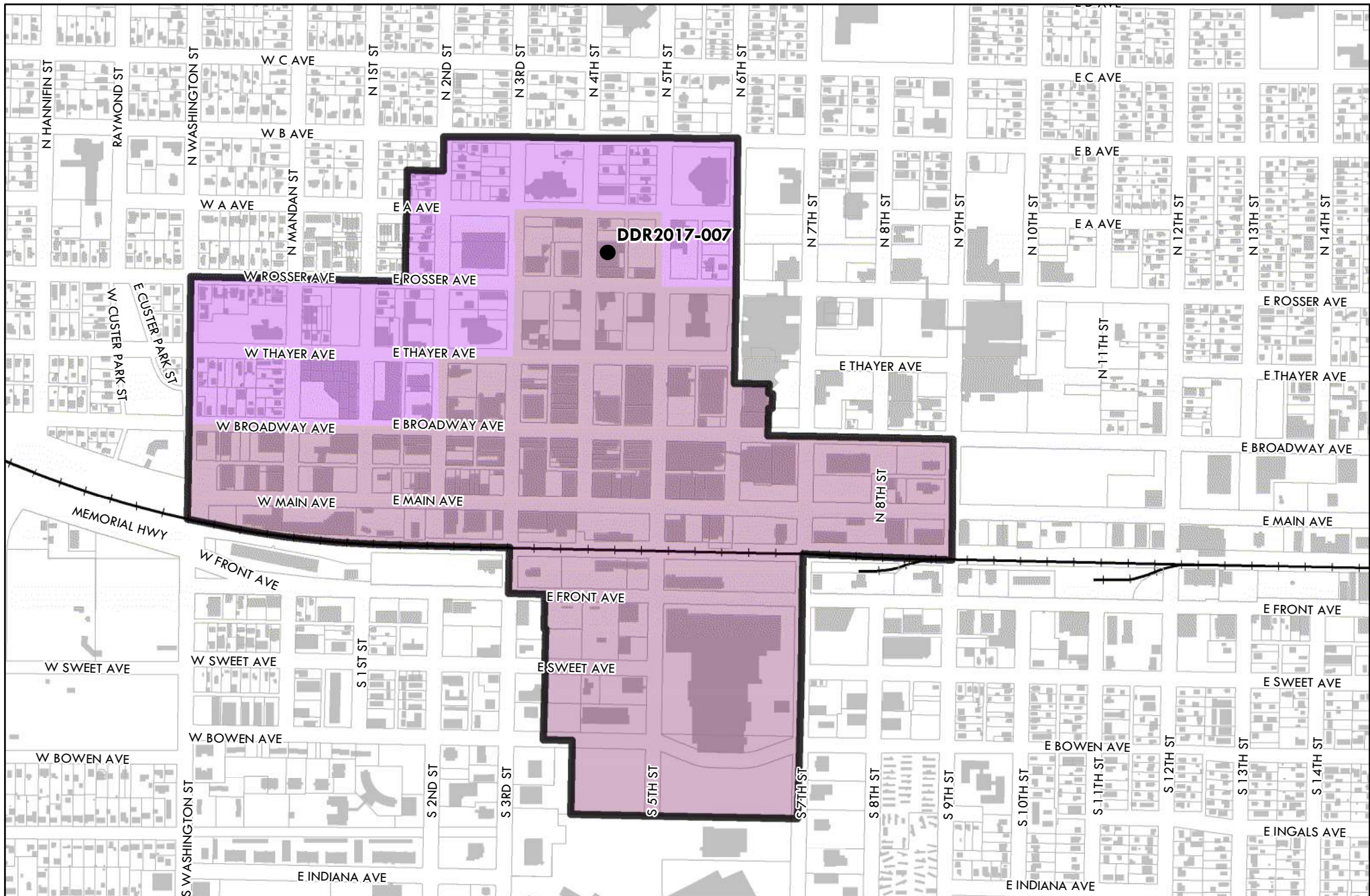
Based on the above findings, staff recommends approval of the proposed design as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Proposed mural design

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map







STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 7

July 13, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-009

Project Summary

Title:	Elbow Room Sign
Status:	Renaissance Zone Authority
Owner(s):	5Main Dakota Building Partners
Project Contact:	Scott Bina, Mann Signs
Location:	501 East Main Avenue
Request:	Approve the design for a replacement sign.



Staff Analysis

The applicant is requesting Downtown Design Review approval of a sign installed on the south façade, facing the railroad tracks, of 501 East Main Avenue for the Elbow Room bar. The sign is replacing an existing sign in the same location with a similar design.

The sign meets the requirements of the existing sign regulations, as well as the requirements of the proposed new sign regulations as recommended by the Renaissance Zone Authority, including the installation of 1 inch raised letters on the face of the sign. The size of the sign will remain the same, at approximately 36 square feet.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design

Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.

2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

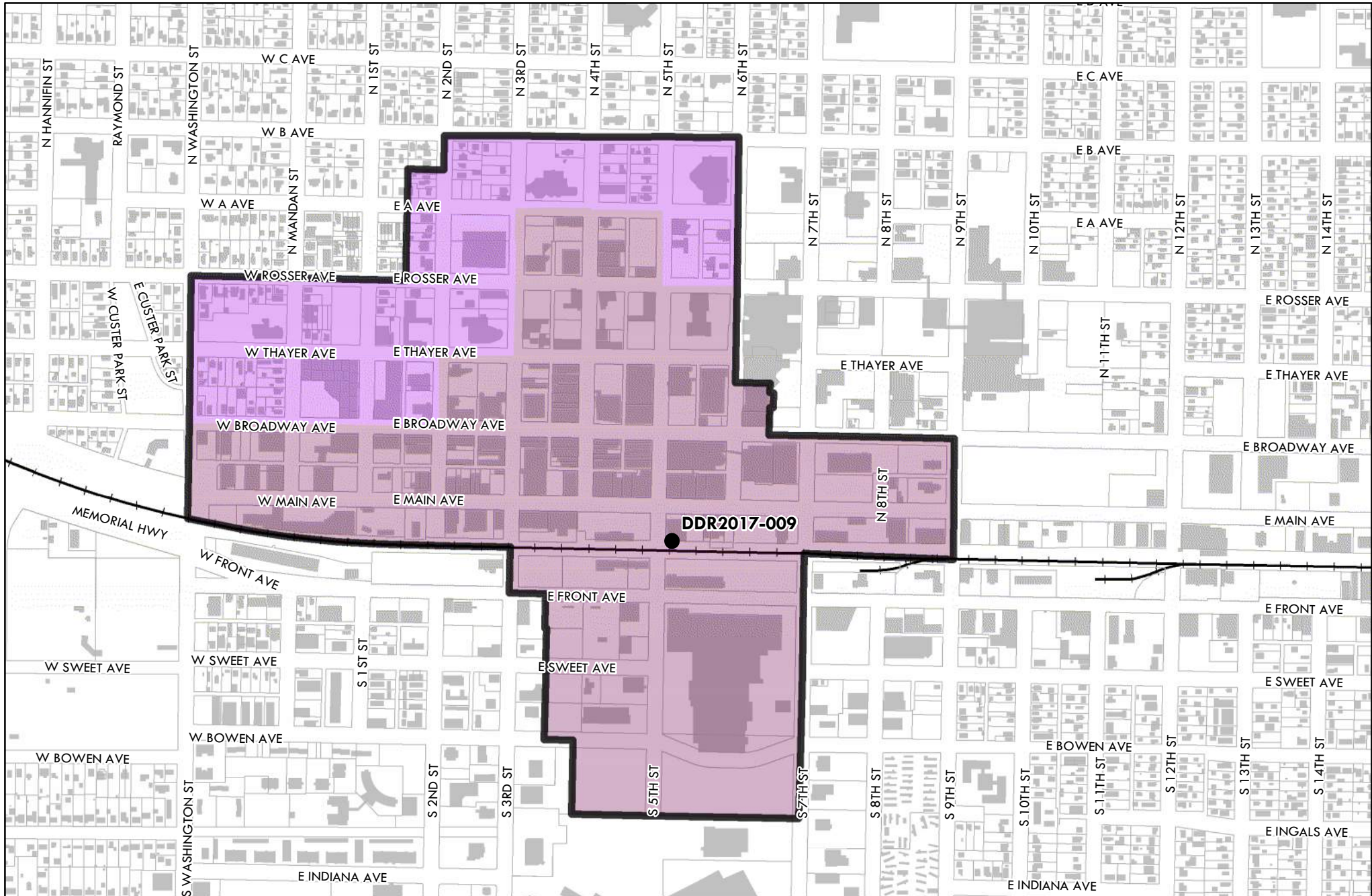
Based on the above findings, staff recommends approval of the proposed sign design as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Attachments

1. Location Map
2. Submitted design documents

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map



Existing Sign + Structure

14' 6 1/2" long

29 3/4" tall

THE
ELBOW ROOM



New Sign on Updated Existing Structure



mann
SIGNS, INC

1507 Continental Ave
Bismarck, ND 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

ELBOW ROOM

APPROVAL:

X

DUE TO VARIATIONS IN OUTPUT
DEVICES, THE COLORS SHOWN
HERE MAY NOT REFLECT
ACTUAL COLORS.

THE CONCEPTS REPRESENTED IN
THIS ARTWORK ARE THE PROPERTY
OF MANN SIGNS, INC. AND
MAY NOT BE USED IN WHOLE
OR PART WITHOUT WRITTEN
CONSENT FROM MANN SIGNS, INC.



STAFF REPORT

City of Bismarck
Community Development Department
Planning Division

Agenda Item # 8

July 13, 2017

Application for: Downtown Design Review

TRAKiT Project ID: DDR2017-010

Project Summary

Title:	Capital Gallery Awning Sign
Status:	Renaissance Zone Authority
Owner(s):	Capital Holdings LLC
Project Contact:	Scott Bina, Mann Signs
Location:	109 North 4 th Street
Request:	Approve the design for a new sign to hang from an existing awning.



Staff Analysis

The applicant is requesting Downtown Design Review approval of a sign to be installed on the west façade of 109 North 4th Street for the Capital Gallery. The sign is intended to hang from an awning that was previously installed.

The new sign will meet all requirements of the downtown sign ordinance for canopy signs. The sign does not extend more than twelve inches below the awning, three inches from the edge, and there is a seven foot clearance from the sidewalk.

In the current ordinance “projecting signs” are limited to one per business, but the regulations for “canopy signs” do not include this restriction. Because this most closely fits the definition of canopy sign, staff does not believe this restriction should apply.

The sign meets the requirements of the existing sign regulations, as well as the requirements of the proposed new sign regulations as recommended by the Renaissance Zone Authority.

Required Findings of Fact

1. The proposed design conforms to Sections 4-04-09, 14-04-21.1, and 14-04-21.2 of the Bismarck Code of Ordinances, relating to Design Standards within the DC – Downtown Core and DF – Downtown Fringe zoning districts.
2. The proposed design generally conforms to the purpose and intent of the 2015 Downtown Design Guidelines, and other relevant plans and policies.

Staff Recommendation

Based on the above findings, staff recommends approval of the proposed sign design as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

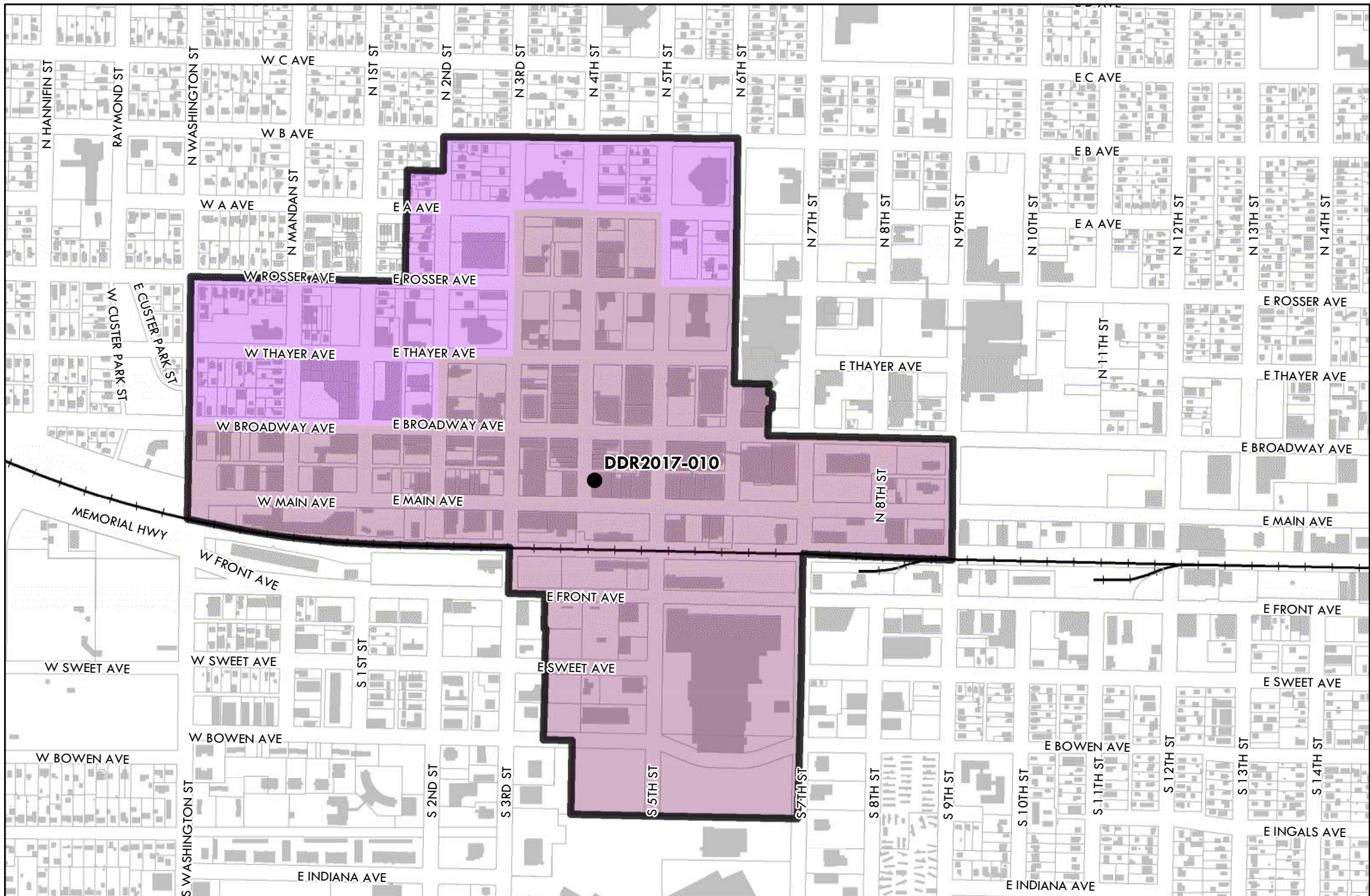
Attachments

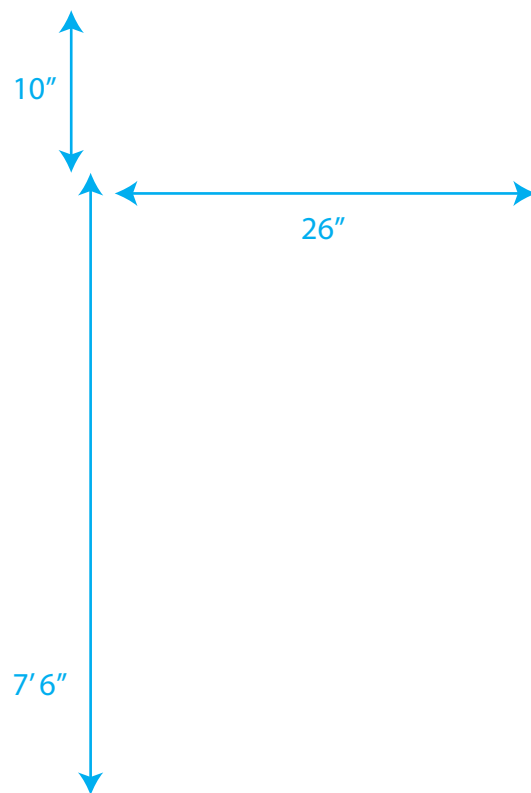
1. Location Map
2. Submitted sign design

(continued)

Staff report prepared by: Daniel Nairn, AICP, Planner
701-355-1845 | dnairn@bismarcknd.gov

Downtown Design Review - Project Location Map





**THE CAPITAL
GALLERY**

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
001-B	George T. Duemeland Revocable Trust	301 East Thayer Avenue	Purchase w/ Major	Completed	1/2/03	\$44,366	12/1/03	\$66,397	0.00
002-B	Dakota Building Partnership	501 East Main Avenue	Purchase - Land	Completed	2/26/03	\$300,000	1/31/07	\$284,195	0.00
003-B	Civic Square Development LLC	521 East Main Avenue	Purchase w/ Major	Completed	4/21/03	\$600,000	12/31/07	\$618,111	0.00
004-B	Duemelands Commercial LLLP	301 East Thayer Avenue	Lease	Completed	9/25/03	N/A	12/1/03	N/A	2.00
005-B	John & Barbara Grinsteiner	200 North Mandan Street	Purchase	Completed	10/16/03	\$5,000	10/17/03	N/A	2.00
006-B	Woodmansee's	114 North 4th Street	Historic Rehabilitation	Completed	11/21/03	\$125,000	1/26/05	\$129,333	1.00
007-B	Bertsch Properties LLC	207 East Front Avenue	Rehabilitation	Completed	12/3/03	\$601,600	1/19/05	\$734,707	0.00
008-B	Northland Financial	207 East Front Avenue	Lease	Completed	12/3/03	N/A	9/16/04	N/A	14.25
009-B	Bertsch Properties LLC	218 South 3rd Street	Rehabilitation	Completed	12/3/03	\$329,150	1/20/05	\$378,013	20.00
010-B	Lee Enterprises Inc.	707 East Front Avenue	Rehabilitation	Completed	12/29/03	\$2,256,624	10/26/05	\$2,400,776	7.50
011-B	PJCM Partners, LLP	901/907 East Front Avenue	Rehabilitation	Completed	3/29/04	\$298,840	6/30/05	\$409,846	3.00
012-B	Mark Gartner	302 East Thayer Avenue	Rehabilitation	Completed	6/4/04	\$85,000	12/6/05	\$103,455	2.50
013-B	AW Enterprises	216 North 2nd Street	Rehabilitation	Completed	8/18/04	\$208,814	6/22/05	\$263,473	1.00
014-B	Daryl Rosenau & Clarence Sayler	225 West Broadway Avenue	Purchase	Completed	2/16/05	\$69,550	12/26/07	\$70,002	0.00
015-B	J & L Development, Inc.	324 North 3rd Street	Rehabilitation	Completed	2/16/05	\$750,000	9/15/06	\$698,396	6.00
016-B	Pirogue Grille, Inc.	121 North 4th Street	Lease	Completed	3/22/05	\$128,000	8/24/05	N/A	8.00
017-B	Zorells Jewelry Inc.	221 South 9th Street	New Construction	Completed	3/22/05	\$200,000	7/30/05	\$191,898	6.00
018-B	Petals and More	122 East Rosser	Rehabilitation	Withdrawn	9/21/05	\$64,675	N/A	N/A	N/A
019-B	CCC Properties, LLLP	310 South 5th Street	Purchase	Completed	9/21/05	\$168,000	7/1/06	\$298,372	0.00
020-B	American Bank Center	320 North 4th Street	Rehabilitation	Completed	10/4/05	\$3,100,000	8/1/09	\$2,301,478	10.00
021-B	Foot Care Associates PC	310 South 5th Street	Lease	Completed	2/3/05	N/A	4/1/06	N/A	3.50
022-B	Dentyne, Inc. (Bakke & Roller)	310 South 5th Street	Lease	Completed	2/3/05	N/A	3/13/06	N/A	12.00
023-B	Duemelands Properties, LLLP	302 South 3rd Street	Purchase	Completed	2/16/06	\$190,900	12/1/06	\$227,295	0.00
024-B	Duemelands Properties, LLLP	312 South 3rd Street	New Construction	Completed	2/16/06	\$215,223	12/1/06	\$233,855	0.00
025-B	Makoché Media, LLC	208 North 4th Street	Purchase	Completed	2/16/06	\$71,612	12/27/07	\$91,672	0.00
026-B	River Q, LLC	312 South 3rd Street	Lease	Completed	5/5/06	N/A	12/4/06	N/A	21.00
027-B	Gem Group LLC	412 East Main Avenue	Rehabilitation	Completed	5/30/06	\$40,000	10/20/06	\$50,292	0.00
028-B	Heartland Mortgage Company	412 East Main Avenue	Lease	Completed	5/30/06	N/A	7/1/06	N/A	4.00
029-B	Bismarck MSA dba Verizon Wireless	302 South 3rd Street	Lease	Completed	8/2/06	\$100,000	9/14/06	N/A	6.00
030-B	Main Avenue Properties, LLC	122 East Main Avenue	New Construction	Completed	12/5/06	\$3,020,590	12/17/07	\$2,370,152	0.00
031-B	Dakota Office Building, LLC	300 North 4th Street	Purchase	Completed	2/20/07	\$250,000	1/30/08	\$407,003	0.00
032-B	American Legal Services PC	521 East Main Avenue	Lease	Completed	4/19/07	N/A	8/1/07	N/A	5.00
033-B	Internet Design & Consulting	521 East Main Avenue	Lease	Completed	4/24/07	N/A	8/1/07	N/A	1.00
034-B	Larson Latham Heuttler LLP	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	9.00
035-B	Retirement Consulting LLC	521 East Main Avenue	Lease	Completed	6/8/07	N/A	7/1/07	N/A	2.00
036-B	Jason Kirchmeier & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
037-B	Roger Koski & Associates	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
038-B	Melvie Financial Planning	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	2.00
039-B	Westgard Financial Services	501 East Main Avenue	Lease	Completed	7/11/07	N/A	8/1/07	N/A	1.00
040-B	Rainmaker Gusto Ventures, LLC	116 North 5th Street	Purchase w/ Major	Completed	10/30/07	\$137,500	5/21/08	\$142,050	4.00
041-B	The Rainmaker Group, Inc.	116 North 5th Street	Lease	Completed	12/27/07	N/A	6/12/08	N/A	4.00
042-B	Capital Holdings, LLC	402 East Main Street	Rehabilitation	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
043-B	Kinselco, Inc.	403 East Main Street	Lease	Withdrawn	12/27/07	N/A	N/A	N/A	N/A
044-B	Rick & Theresa Keimele	413 East Broadway Avenue	Rehabilitation	Completed	1/11/08	\$136,836	10/1/08	\$176,955	1.00
045-B	Centennial Plaza, LLC	116 North 4th Street	Purchase	Completed	1/22/08	\$238,000	1/29/09	\$167,894	0.00
046-B	Westley's Inc.	423 East Broadway Avenue	Lease	Completed	3/19/08	N/A	7/14/08	N/A	1.00

Renaissance Zone Program

State ID	Applicant	Street Address	Project Type	Status	State Approval	Proposed Investment	Completion Date	Actual Investment	Jobs Created
047-B	Depot Associates	401 East Main Avenue	Rehabilitation	Completed	5/28/08	\$200,000	7/1/09	\$243,344	0.00
048-B	FV Restaurant, Inc.	401/411 East Main Avenue	Lease	Completed	5/28/08	N/A	6/27/08	N/A	3.00
049-B	T. Casey Cashman	523 North 1st Street	Rehabilitation	Completed	6/12/08	\$25,000	12/15/08	\$23,375	0.00
050-B	Starion Financial	333 North 4th Street	Rehabilitation	Completed	6/12/08	\$2,500,000	12/1/09	\$3,193,260	25.00
051-B	David Bliss, LLC	521 East Main Avenue	Lease	Withdrawn	7/11/07	\$99,000	N/A	N/A	N/A
052-B	Mark Benesh & Associates/Prudential	521 East Main Avenue	Lease	Completed	11/4/08	N/A	4/1/09	N/A	2.00
053-B	CIG Investments, LLP	408 East Main Avenue	Rehabilitation	Completed	4/21/09	\$258,720	10/21/09	\$199,620	0.00
054-B	RC Properties, LLLP	800 East Sweet Avenue	Rehab/New Const.	Completed	6/3/09	\$2,145,500	1/20/11	\$1,335,670	0.00
055-B	Blarney Stone Pub, LLC	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/1/09	N/A	46.00
056-B	Cavalier Homes, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	10/15/09	N/A	3.00
057-B	Jim Poolman Consulting, Inc.	408 East Main Avenue	Lease	Completed	7/7/09	N/A	9/5/09	N/A	1.00
058-B	TFRE, LLC	120/124 North 4th Street	Purchase w/ Major	Completed	6/25/09	\$245,284	11/1/10	\$246,603	0.00
059-B	SPGMC, LLC/Boardwalk on Broadway, LLC	100 West Broadway Avenue	Rehabilitation	Withdrawn	9/17/09	\$706,964	N/A	N/A	N/A
060-B	SRSSM Partnership	122 East Broadway Avenue	Purchase w/ Major	Completed	11/25/09	\$727,000	6/17/10	\$620,109	0.00
061-B	Sheldon A. Smith, P.C.	123 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.50
062-B	Randall J. Bakke, P.C.	124 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
063-B	Scott K. Porsborg, P.C.	125 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	1.00
064-B	Mitchell D. Armstrong, P.C.	126 East Broadway Avenue	Lease	Completed	12/3/09	N/A	6/21/10	N/A	0.50
065-B	Suzanne M. Schweigert, P.C.	122 East Broadway Avenue	Lease	Completed	12/3/09	N/A	7/1/10	N/A	1.00
066-B	Kranzler Kingsley Communications, LTD	501 East Main Avenue	Lease	Completed	1/10/10	\$180,000	7/16/10	\$295,896	4.00
067-B	IRET Properties, LP	715 East Broadway Avenue	Rehabilitation	Completed	1/10/10	\$1,136,650	9/8/10	\$837,783	0.00
068-B	J & J Smith Property Management, LLC	115 North 4th Street	Purchase w/ Major	Completed	2/12/10	\$120,000	10/25/10	\$161,746	0.00
069-B	Jimmy John's	301 South 3rd Street	Lease	Completed	3/2/10	\$75,000	7/13/10	\$140,000	14.00
070-B	J2 Studio Architecture + Design	521 East Main Avenue	Lease	Completed	3/2/10	N/A	3/11/10	N/A	1.00
071-B	JS Bridal, LLC	115 North 4th Street	Lease	Completed	7/2/10	N/A	11/1/10	N/A	4.00
072-B	Toasted Frog West, LLC	124 North 4th Street	Lease	Completed	11/10/10	N/A	12/1/10	N/A	10.00
073-B	A.L. Brend, DDS	207 East Front Avenue	Lease	Completed	11/10/10	\$300,000	10/24/11	N/A	8.00
074-B	Magi-Touch Carpet & Furniture, Inc	800 East Sweet Avenue	Lease	Completed	11/10/10	N/A	2/1/11	N/A	3.00
075-B	American Bank Center	401 North 4th Street	New Construction	Completed	11/10/10	\$3,500,00	10/15/12	\$3,046,296	10.00
076-B	Spaces, Inc.	122 East Main Avenue	Lease	Completed	2/7/11	\$60,000	2/21/11	N/A	3.50
077-B	Aimee C. Reidy	306 South 10th Street	Rehabilitation	Completed	4/17/11	\$20,000	8/24/11	\$45,433	0.00
078-B	Loran L Galpin	123 North 4th Street	Purchase w/ Major	Withdrawn	5/16/11	\$1,100,000	N/A	N/A	N/A
079-B	Sheridan House Bed & Breakfast	522 North 5th Street	Purchase w/ Major	Withdrawn	6/20/11	\$300,000	N/A	N/A	N/A
080-B	Pine Properties, LLC	100 West Broadway Avenue	New Construction	Completed	8/10/11	\$27,000,000	2/1/15	\$23,947,483	0.00
081-B	Gulch II, LLC (fka HST, LLC)	506/510 East Main Avenue	Rehabilitation	Completed	8/10/11	\$3,100,000	1/15/14	\$3,535,146	0.00
082-B	Daymarck, LLC	521 East Main Avenue	Lease	Completed	8/10/11	N/A	11/7/13	N/A	4.00
083-B	JLB-BIS, Inc.	217 North 3rd Street	Rehabilitation	Completed	3/12/12	\$350,000	11/15/12	N/A	25.00
084-B	Broadway Centre, LLC	100 West Broadway Avenue	Lease	Completed	3/12/12	N/A	7/31/14	N/A	35.00
085-B	Pine Properties, LLC	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
086-B	Pine Investment Compay, LLC	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
087-B	Pine Enterprises, LLC	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
088-B	Pine Petroleum, Inc.	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
089-B	Pine Oil Company	100 West Broadway Avenue	Lease	Completed	5/14/12	N/A	7/31/14	N/A	1.00
090-B	Kenneth Clark and Dave Clark	106 East Thayer Avenue	Rehabilitation	Completed	7/26/12	\$89,000	2/7/13	\$95,402	0.00
091-B	Bread Poets Baking Company, LLC	106 East Thayer Avenue	Lease	Completed	7/26/12	N/A	2/7/13	N/A	1.00
092-B	Obermiller Nelson Engineering	116 North 5th Street	Lease	Completed	8/29/12	N/A	9/1/12	N/A	3.00

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093-B	LBMA BMK (dba Drunken Noodle)	510 East Main Avenue	Lease	Withdrawn	N/A	N/A	N/A	N/A	N/A
094-B	Redland, LLC	401 East Broadway Avenue	Rehabilitation	Approved	12/21/12	\$1,400,000	Pending	Pending	Pending
095-B	Hump Back Sally's, LLC	510 East Main Avenue	Lease	Completed	1/9/13	N/A	1/1/15	N/A	10.00
096-B	Faass Lavidia, LLC	510 East Main Avenue	Lease	Completed	2/21/13	N/A	9/1/13	N/A	10.00
097-B	J&G, Inc dba Red Wing Shoes	529 East Broadway Avenue	Lease	Completed	6/27/13	N/A	10/1/13	\$73,514	2.00
098-B	Skjonsby Unlimited, Inc.	222 West Broadway Avenue	Rehabilitation	Completed	6/27/13	\$72,421	12/20/13	\$93,607	0.00
099-B	Arikota, LP	306 South 1st Street	New Construction	Approved	9/18/13	\$3,000,000	Pending	Pending	Pending
100-B	Langan Engineering & Environmental	401 East Broadway Avenue	Lease	Completed	1/14/14	\$55,000	5/16/14	N/A	2.00
101-B	Kadlec Enterprises, LLC	307 North 3rd Street	Rehabilitation	Completed	9/25/13	\$490,051	6/14/14	\$412,637	0.00
102-B	Fireflour, LLC	111 North 5th Street	Lease	Completed	9/25/13	\$28,500	10/23/13	\$35,814	1.00
103-B	Norma Apartments, LLP	215 North 3rd Street	Rehabilitation	Completed	11/15/13	\$704,226	10/22/14	\$859,156	0.00
104-B	CC's Physical Therapy, LLC	100 West Broadway Avenue	Lease	Completed	4/2/14	\$300,000	12/10/14	N/A	5.00
105-B	Pure Skin, LLC	100 West Broadway Avenue	Lease	Completed	5/29/14	\$248,000	12/12/14	N/A	3.00
106-B	Broadway Centre Salon & Spa, Inc.	100 West Broadway Avenue	Lease	Completed	5/29/14	\$558,403	12/4/14	N/A	15.00
107-B	Lucky Ducks ND, LLC	307 North 3rd Street	Lease	Completed	5/28/14	N/A	6/15/14	N/A	30.00
108-B	George Yineman dba Bismarck Realty Co.	113 South 5th Street	Lease	Completed	11/6/14	\$17,100	1/1/15	\$20,365	1.00
109-B	William F. Cleary	100 West Broadway Avenue, Suite 308	Primary Residential	Completed	12/15/14	N/A	12/17/14	N/A	0.00
110-B	Gulch Holdings II, LLC	514 East Main Avenue	Purchase w/ Major	Completed	3/8/15	\$246,035	8/22/14	\$258,513	0.00
111-B	Juniper, LLC	315 East Broadway Avenue	Lease	Completed	3/27/15	N/A	9/24/15	N/A	17.00
112-B	Terra Nomad, LLC	514 East Main Avenue	Lease	Completed	4/20/15	\$28,000	6/30/15	N/A	0.00
113-B	Leon 'Curly' Schoch	100 West Broadway Avenue, Suite 311	Primary Residential	Completed	6/3/15	N/A	6/10/15	N/A	0.00
114-B	The Barber's Wife, LLC	116 North 5th Street	Lease	Completed	7/20/15	\$25,000	7/23/15	N/A	2.00
115-B	Rick and Lori Lee	100 West Broadway Avenue, Suite 318	Primary Residential	Completed	6/30/15	N/A	7/1/15	N/A	0.00
116-B	Kevin D. Reisenauer	100 West Broadway Avenue, Suite 309	Primary Residential	Completed	8/11/15	N/A	8/11/15	N/A	0.00
117-B	100 West Main, LP	100 West Main Avenue	New Construction	Approved	11/23/15	\$5,206,732	Pending	Pending	Pending
118-B	Glasser Images, LLC	510 East Main Avenue	Lease	Completed	4/25/16	\$140,000	4/25/16	N/A	8.00
119-B	River Road Partners, LLC	212 East Main Avenue	Purchase w/ Major	Approved	2/11/16	\$100,000	Pending	Pending	Pending
120-B	The Starving Rooster, LLC	512 East Main Avenue	Lease	Completed	7/20/16	\$600,000	3/31/17	N/A	40.00
121-B	Steven and Carl Hall	100 West Broadway Avenue, Suite 310	Primary Residential	Completed	11/16/16	N/A	11/16/16	N/A	0.00
122-B	NoodleZip	208 East Main Avenue	Lease	Approved	3/17/17	\$62,000	Pending	N/A	2.00
123-B	Traci and Bruce Maragos	100 West Broadway Avenue, Suite 306	Primary Residential	Approved		N/A	Pending	N/A	0.00
124-B	Mark Ruhland	101 West Broadway Avenue, Suite 302	Primary Residential	Approved		N/A	Pending	N/A	0.00
125-B	Lester and Patricia Neff	102 West Broadway Avenue, Suite 320	Primary Residential	Approved		N/A	Pending	N/A	0.00
						\$67,754,866		\$52,536,392	525.25